



STAFF REPORT

MAPC: April 27, 2023

DAB IV: May 8, 2023

<u>CASE NUMBER:</u>	ZON2023-00015 (City)
<u>APPLICANT/AGENT:</u>	Roderick Gray (Contract Purchaser/Applicant)
<u>REQUEST:</u>	TF-3 Two-Family Residential District
<u>CURRENT ZONING:</u>	SF-5 Single-Family Residential District
<u>SITE SIZE:</u>	0.164 acres
<u>LOCATION:</u>	Generally located on the west side of North Elizabeth Avenue, within 150 feet south of West 2 nd Street North (247 North Elizabeth Avenue).
<u>PROPOSED USE:</u>	Duplex
<u>RECOMMENDATION:</u>	Approve



BACKGROUND: The applicant is requesting a zone change from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District on property generally located on the west side of North Elizabeth Avenue, within 150 feet south of West 2nd Street North (247 North Elizabeth Avenue). The subject site is 0.164 acres (7,143 square feet) in total. The applicant is requesting to construct a duplex. The subject site is currently undeveloped.

The property is located within the D-O Delano Overlay subject to the Delano Neighborhood Design Guidelines. The applicant has not submitted elevations, but in accordance with the Guidelines, the applicant will be required to submit elevations to the Planning Department prior to the issuance of building permits.

Should the zone change request be approved, there will be no change in setbacks, parking requirements, or maximum height. SF-5 Single-Family Residential District requires a 5,000 square foot minimum lot size, while TF-3 Two-Family Residential District requires a 3,000 square foot minimum lot size per dwelling unit for duplex development (6000 total square feet for one duplex).

The character of the neighborhood is residential. Properties to the north, south, and east are all zoned SF-5 Single-Family Residential District and are all developed with single-family residences. Properties to the west are zoned SF-5 Single-Family Residential District and TF-3 Two-Family Residential District and are developed with a single-family residence and a duplex, respectively. Within one block of the subject site, there are six properties zoned T-3 Two-Family Residential District and MF-18 Multi-Family Residential District and are developed with duplexes or apartment complexes. Thus, a duplex is in alignment with the existing character of the neighborhood.

CASE HISTORY: On February 28, 1886, the Junction Town Company Addition was created. There are no zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Single-family residence
SOUTH:	SF-5	Single-family residence
EAST:	SF-5	Single-family residence
WEST:	SF-5, TF-3	Single-family residence, duplex

PUBLIC SERVICES: This property has access to North Elizabeth Avenue, a two-way, paved local street with sidewalks on each side. Municipal services, such as water and sewer, are ready and available to serve the site. Wichita Transit serves this property within one-block northeast, on the southwest corner of South Meridian Avenue and West Maple Street.

CONFORMANCE TO PLANS/POLICIES: The requested zoning is in conformance with *Community Investments Plan*. The *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan) includes the 2035 Wichita Future Growth Concept Map. The Map identifies the area in which the site to be within the Wichita 2035 growth area, and it is designated for “Residential” development. The Comprehensive Plan defines “Residential” as “*areas that reflect the full diversity of residential development densities and types typically found in a large urban municipality.*”

The requested zoning aligns with the goals of the *Wichita: Places for People Plan*. The *Wichita: Places for People Plan* provides recommendations for urban infill development in the Established Central Area (ECA). The subject site is located within the ECA. In general, the ECA is envisioned as “a place for people - a place that provides for the movement of people - on foot, on bike and through transit - in balance with automobiles.”

- **Strategies:** The Plan recommends strategies to help guide the community in their actions to create walkable places within Wichita. The requested zoning aligns with Strategy 5, “Provide a diversity of housing options to attract new residents and allow existing residents to remain in the ECA.” The development would provide housing options that otherwise might not be immediately available in the area. The requested zoning also aligns with Strategy 6, “Encourage infill and redevelopment that is contextual to the environment in which it is occurring.” The proposed rezoning would allow for the development of the property. A duplex would be in

character with the neighborhood, which features multiple duplexes and apartments.

- **Current Condition:** The subject property is located within an area identified as an “area of opportunity.” The *Wichita: Places for People Plan* defines areas of opportunity as those “areas that generally exhibit economic challenges, a disconnected development pattern and a lack of walkable places and facilities. These areas need strategic investment, both public, and private, to assist in redefining and reinvigorating the area. Areas of opportunity also require capacity-building at the neighborhood level to accommodate redevelopment that is beneficial to the neighborhood and its residents.”

The requested zoning is also in conformance with the *Delano Neighborhood Plan*. The *2019 Delano Neighborhood Plan* is a community-wide vision for improvements and development in the Delano neighborhood. The *Plan*’s Future Land Use concept identifies the subject area as “Residential”, and the Existing Land Use identifies the subject area as “Residential Suburban”. Duplexes and multi-family residences are thus appropriate for this area.

RECOMMENDATION: Based upon the information available at the time the staff report was completed, staff recommends **APPROVAL** of the zone change request.

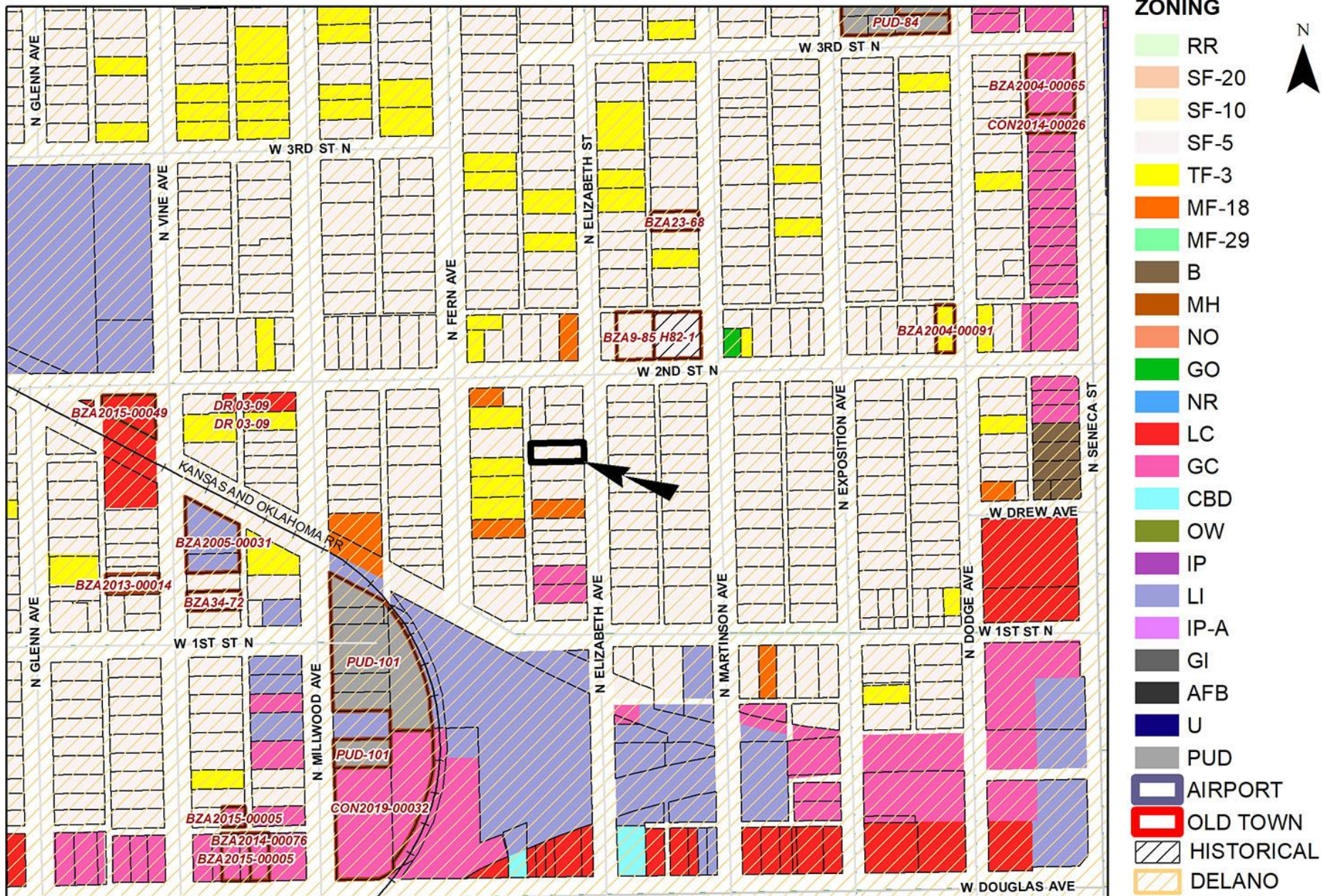
This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** The character of the neighborhood is residential. Properties to the north, south, and east are all zoned SF-5 Single-Family Residential District and are all developed with single-family residences. Properties to the west are zoned SF-5 Single-Family Residential District and TF-3 Two-Family Residential District and are developed with a single-family residence and a duplex, respectively. Within one block of the subject site, there are six properties zoned T-3 Two-Family Residential District and MF-18 Multi-Family Residential District and are developed with duplexes or apartment complexes. Thus, a duplex is in alignment with the existing character of the neighborhood.
2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned SF-5 Single-Family Residential District, which is suitable for a variety of residential, public, and civic uses, including single-family residences. The site is currently undeveloped.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The property will bring housing to an undeveloped lot. Staff does not anticipate the removal of restrictions will detrimentally affect nearby property. There are duplexes and apartments within one-block of the subject site.
4. **Length of time subject property has remained vacant as zoned:** The property has been vacant since 2017. Historic aerials show that a single-family dwelling was on site until approximately 2017 and has since been demolished.
5. **Relative gain to public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant:** Approval would permit new homes in an area that is appropriate for residential development. Denial may represent a loss of economic opportunity for the applicant.
6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested zoning would continue to allow the property to be in conformance with the *Community Investments Plan*, the *Wichita: Places for People Plan*, and the *Delano Neighborhood Plan*, as discussed in the staff report.
7. **Impact of the proposed development on community facilities:** Development of the property with the requested zoning will bring additional traffic to the area. However, the Planning Department does not anticipate it will have a significant impact on community facilities.
8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff did not receive any comments that were in support of or against the zone change request.

Attachments:








- Aerial Map
- Zoning Map
- 2035 Wichita Future Growth Concept Map
- Delano Future Land Use
- Site Plan/Zoning Exhibit
- Photos





2035 Wichita Future Growth Concept Map

Legend

-  Established Central Area
-  Residential and Employment Mix
-  New Employment
-  New Residential
-  Wichita City Limits
-  Other Cities
-  Northwest Bypass Right-of-Way

Statistical Development Areas

-  Other Urban Growth Areas 2014
-  Other Urban Growth Areas 2014
-  Rural Growth Areas 2014

LAND USE

-  Residential
-  Commercial
-  Industrial
-  Major Air Transportation & Military
-  Parks and Open Space
-  Agricultural or Vacant
-  Major Institutional
-  Nghbd_Plan_Areas



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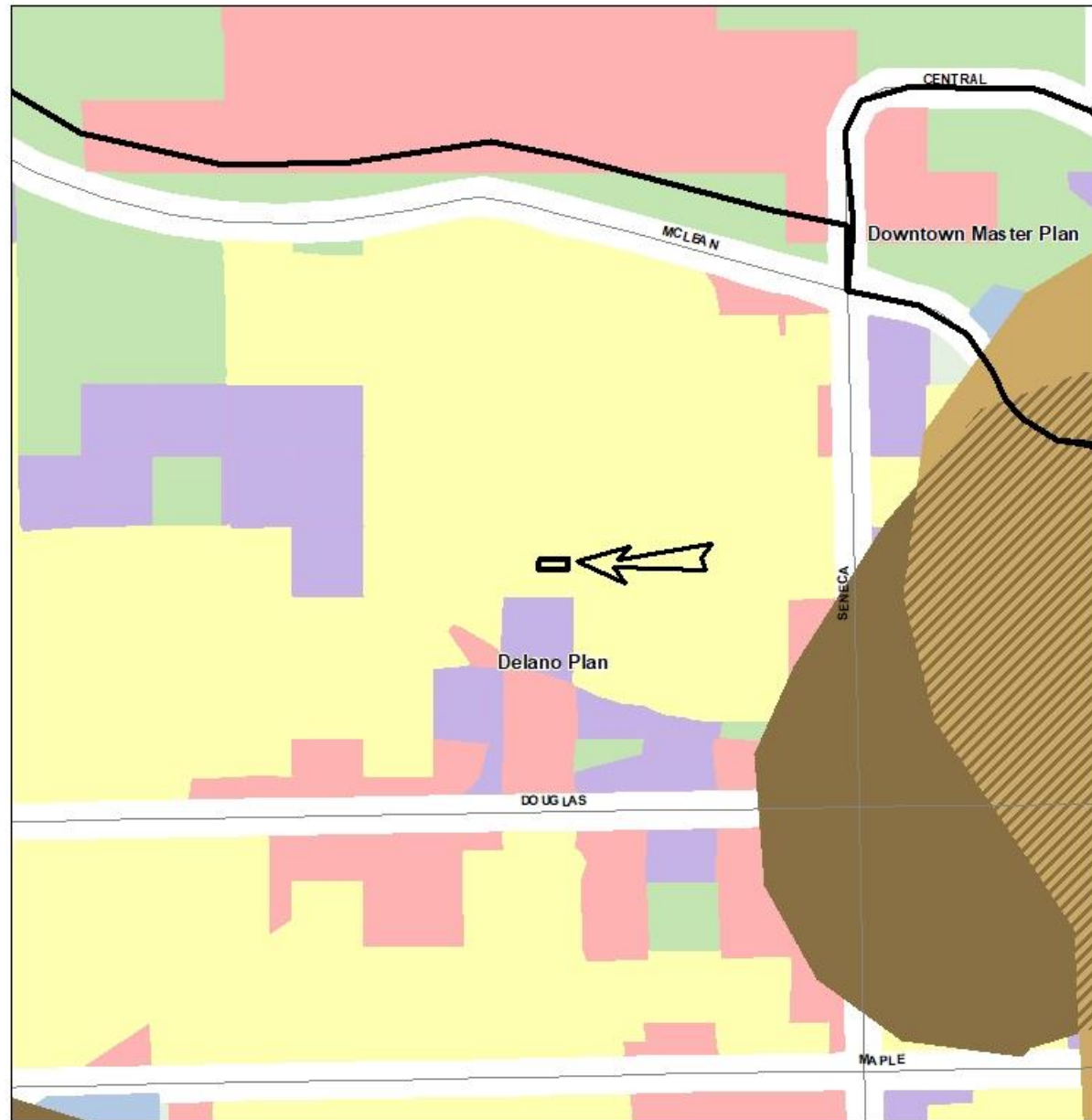
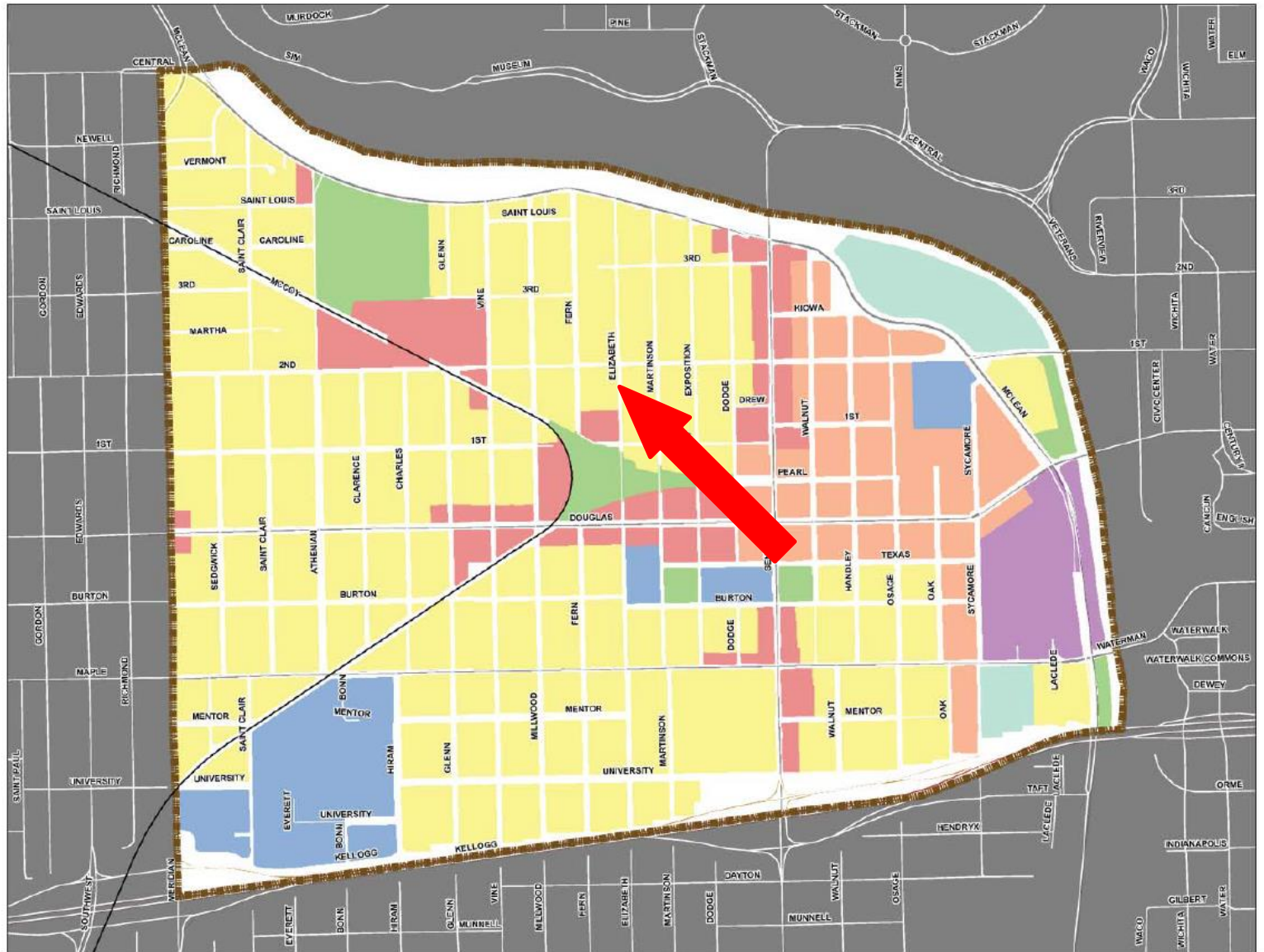


Fig. 17 • Future Land Use Concept



Looking west towards site



Looking north away from site



Looking south away from site

